Zoning Committee Recommendation
Rezoning Petition 2017-143
January 4, 2018

REQUEST
Current Zoning: INST(CD) (institutional, conditional)
Proposed Zoning: R-4 (single family residential)

LOCATION
Approximately 1.39 acres located on the southwest corner of
Eastfield Road and Arbor Creek Drive.
Council District 4 - Phipps

PETITIONER
JDSI, LLC

ZONING COMMITTEE ACTION
The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.

VOTE
Motion/Second: Majeed / Nelson
Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION
Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

ZONING COMMITTEE STATEMENT OF CONSISTENCY
The Zoning Committee voted 7-0 (motion by Majeed Seconded by Nelson) to adopt the following statement of consistency:

The proposed rezoning is consistent with the Prosperity Hucks Area Plan, based on the information from the staff analysis and the public hearing, and because:

• The petition is consistent with the adopted land use for the site of residential up to four dwelling units per acre, as per the Prosperity Hucks Area Plan.

Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

• The petition is consistent with the adopted land use for the site of residential up to four dwelling units per acre; and
• The current Inst (CD) (institutional, conditional) zoning for the site is for a daycare facility, which was never constructed; and
• The site backs up to single family parcels and is accessible from Eastfield Road; and
• The proposed R-4 (single family) zoning is consistent with the surrounding residential zoning districts in the area which include R-3 (single family residential), MX-2 (mixed use district), and R-9PUD (residential, planner unit development).

Planner
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